

Case Officer: Andy Bateson

Recommendation: Approve

Applicant: Bovis Homes

Proposal: Discharge of conditions 4 (windows and doors), 9 (means of access), 11 (refuse and fire tender turning) and 13 (landscape and ecological management plan) of 15/01267/REM

Expiry Date: 20 March 2017

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. This application relates to a development of 44 detached, semi-detached and terraced dwellings built by Bovis Homes as part of the Phase 5 development of Heyford Park on Parcel B6, on the south side of Camp Road, backing onto Gordon Road and east of Landscaped Avenue.
- 1.2. The development has been completed in excess of four years and is therefore exempt from any enforcement action even if the LPA were not satisfied with any aspect of the proposals.

2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. The application seeks retrospective consent to discharge conditions 4 (window and door details), 9 (means of access), 11 (refuse and fire tender vehicle turning) and 13 (LEMP) of reserved matters approval 15/01267/REM.
- 2.2. The application was accompanied by: forms and covering letter; plans showing window and door details; setting out plans; elevational plans; floor plans; plans of boundary fencing details; highway engineering details, including swept-path turning details; and a Landscape Ecological Management Plan (LEMP).

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

15/01267/REM – Reserved matters to outline approval 10/01642/OUT for the construction of 44 residential dwellings with garages, highway works, boundary treatments and associated works on Parcel 6B to the south of Camp Road and east of Landscaped Avenue – Approved 23 November 2016.

10/01642/OUT – Outline approval granted at appeal for the erection of a new settlement development of 1,075 dwellings, including the retention of 267 existing military dwellings, the change of use of other specified former military buildings at the former USAF airbase, together with associated works and facilities, including employment uses, a school, playing fields and other physical and social infrastructure – Approved 22 December 2011.

4. RESPONSE TO CONSULTATION

- 4.1. OCC Transport raised no objection in respect to the proposed discharge of conditions 9 (highway access) and 11 (refuse and fire tender vehicle turning).
- 4.2. OCC Ecology made no comment in respect to the proposed discharge of condition 13 (LEMP).
- 4.3. No comments have been made by third parties.

5. APPRAISAL

- 5.1. The parent permissions (Ref: 10/01642/OUT & 15/01267/REM) were the subject of an Environmental Impact Assessment. The environmental information approved under reference 15/01267/REM remains adequate to assess the environmental effects of the development and is considered sufficient for the purpose of this application.
- 5.2. The application was accompanied by detailed window and door construction details, which replicate those approved in neighbouring development parcels. Accordingly, in the absence of any objection and with adherence to adopted SPD design guidance, it is considered that Condition 4 can be retrospectively discharged.
- 5.3. OCC as Local Highway Authority has confirmed that proposed access and turning details as subsequently constructed, are adequate and raised no objection. In such circumstances, it is deemed appropriate to grant retrospective consent for the discharge of Conditions 9 and 11.
- 5.4. Condition no.13 to 15/01267/REM requires the submission and approval in writing by the LPA of a Landscape and Ecology Management Plan (LEMP) for each element of phase 5 of the development – in this instance Parcel B6. The LEMP submitted is consistent with those on adjoining parcels and phases and in the absence of any objection from the Ecologist is deemed acceptable for this development of 44 dwellings and the retrospective discharge of Condition 13.

6. RECOMMENDATION

That Planning Conditions 4 (windows and doors), 9 (means of access), 11 (refuse and fire tender vehicle turning) and 13 (Landscape & Environmental Management Plan) of reserved matters approval 15/01267/REM at Parcel B6 of Heyford Park be discharged based upon the following:

Condition 4:

Window & Door Planning Details Drawing – Parcel B6, Upper Heyford.

Condition 9:

Engineering Layout Drawing Sheet 1 of 2 – HEYF-5-724A.
Engineering Layout Drawing Sheet 2 of 2 – HEYF-5-725A.

Condition 11:

Engineering Layout Drawing Sheet 1 of 2 – HEYF-5-724A.
Engineering Layout Drawing Sheet 2 of 2 – HEYF-5-725A.

Condition 13:

Landscape & Ecological Management Plan, prepared by Brooks Ecological, dated January 2017, Ref: R-2798-01.

Case Officer: Andy Bateson

DATE: 24th April 2023
